Memo

To: Tara Porcari, Senior Planner, Community Planning, Development & Innovation
Development Services Division, City of Missoula

From: Kyle Gauthier, Civil Engineer & Project Manager, DJ&A, P.C.

Date: February 27, 2026 *(Updated)*

Re: MOAB Annexation Application

Purpose

This memorandum formally requests the annexation of the newly acquired 18.5-acre property owned by Mountain Line (operated by the Missoula Urban Transportation District, or MUTD) as well as the portion of Whippoorwill Drive's right of way partially owned by Prolo Family Clovis LLC, all located on Whippoorwill Drive in Missoula, Montana. The property is currently within Missoula County and had a "Workplace" (W) neighborhood unit type under the County's Sxʷtpqyen Neighborhood Form Based Code; upon annexation, MUTD is requesting City zoning of Industrial-1 (I-1), which aligns with the recommendations and intent of the Land Use Plan (LUP). The intended use of the site, anticipated to include a combination of freight operations, motor vehicle repair, an EV charging hub, and administrative office space, is consistent with the permitted uses within the I-1 zoning district. MUTD is pursuing annexation to allow for development of the site as its new Maintenance, Operations, and Administration Base (MOAB) facility. Preliminary coordination regarding the site has occurred among DJ&A engineers, Wendel Architects, and City staff in design review team (DRT) meetings, as well as during scoping discussions.

Summary of Roads

Current access to the property is provided via Whippoorwill Drive, a Missoula County–maintained, asphalt-surfaced roadway with no existing curb, gutter, or sidewalk improvements. Whippoorwill Drive currently has a typical travel way width of approximately 24 feet.

In conjunction with site development, DJ&A has advanced the roadway design for the project in coordination with the adjacent Prolo Subdivision developer's engineer, 406 Engineering, Inc., and the City of Missoula Public Works and Mobility Department. The roadway plans are currently at approximately 90 percent preliminary design, have completed City of Missoula Stage 3 review, and are anticipated to advance to Stage 4 (Ready for Construction) in spring 2026. As part of this effort, Whippoorwill Drive will be reconstructed within the existing right-of-way as a complete street, with the exception of a required drainage easement to be acquired from properties along the north side of Whippoorwill Drive to accommodate a roadway swale. The proposed enhancements feature two 12.5-foot travel lanes, concrete "L" curbs and gutters, 9-foot landscaped boulevards, and 6-foot concrete sidewalks on each side. As a result, the Whippoorwill ROW will be expanded to the southeast side of the corridor (into the MUTD and Prolo properties) to accommodate these street improvements. Consequently, there is a request for the annexation of the Whippoorwill Drive corridor into the City.

In addition, two new public roadways are proposed to provide access to the MOAB site and serve adjacent developments. These roadways are preliminarily referred to as Nightjar Way and Unnamed Road, with final naming subject to City approval as the project progresses. Nightjar Way is proposed to include two 12.5-foot-wide travel lanes, concrete "L" curb and gutter, 9-foot landscaped boulevards

on both sides, and 6-foot concrete sidewalks on both sides. Unnamed Road is proposed to include two 11-foot-wide travel lanes, a 10-foot-wide two-way bicycle lane on one side, and 8-foot-wide on-street parking on the opposite side, along with concrete “L” curb and gutter, 10.5-foot-wide landscaped boulevards on both sides, and 6-foot concrete sidewalks on both sides. An exhibit illustrating the roadway network and typical roadway sections is attached.

Summary of Non-Motorized Facilities

The subject property is uniquely situated adjacent to the ongoing Grant Creek realignment project, which includes a greenway corridor with mixed-use trails directly adjacent to the development. In addition, the roadway improvements associated with this project, as described previously, will include new sidewalks and bicycle facilities. Together, these improvements are consistent with and supportive of the broader non-motorized transportation master planning efforts associated with the Mullan BUILD project. The proposed facilities will further expand and strengthen connectivity to the existing and planned non-motorized network within the surrounding area.

Summary of Municipal Facilities

This project includes construction of offsite municipal infrastructure necessary to serve both the Mountain Line property and the adjacent Prolo property. Improvements include new public roadways, sidewalks, landscaped boulevards, and utility infrastructure constructed as part of the overall development.

As reflected in the Stage 3 design plans for the broader development area, new water and sanitary sewer mains are being extended to the site in close coordination with the City of Missoula Public Works and Mobility Department. The Stage 3 infrastructure plans include extension of 12-inch and 20-inch diameter water mains within the roadway corridors identified herein, with connection to the existing City of Missoula 20-inch diameter water main located within the shoulder of West Broadway Street. Sanitary sewer improvements include construction of a new gravity sewer collection system consisting of 8-inch diameter mains throughout the site, as well as a new sanitary sewer lift station. The lift station is sized to serve both the proposed MOAB facility and the adjacent Prolo Subdivision currently under development by 406 Engineering, with a force main connection to the existing sewer force main located along West Broadway Street.

Stormwater runoff will be collected via curb inlets along the proposed roadways and conveyed by gravity piping to the south, where it will discharge into a new regional stormwater facility consisting of an underground detention system designed and constructed as part of this project, prior to outfall into Grant Creek. Portions of the MOAB site stormwater conveyance system will connect to this offsite public conveyance infrastructure.

Zoning, Growth Policy and Annexation

Under Missoula County’s Sxʷtpqyen Neighborhood Form-Based Code, the subject property is designated as a “Workplace” (W) neighborhood unit type. The Workplace designation is intended to support a mix of employment-focused, industrial, and supporting commercial uses, while allowing limited residential development in appropriate transitional contexts. Consistent with the Sxʷtpqyen Area Master Plan and associated development standards, the Workplace designation generally allows for manufacturing, warehousing, wholesaling, and other light-to-moderate industrial services; office and business services; supportive commercial uses such as retail and eating or drinking

establishments intended to serve employees; and limited residential or live-work uses in select areas. Development within the Workplace designation is guided by form-based principles, emphasizing building form and site design over strict separation of land uses.

The applicant is requesting zoning upon annexation to the City of Missoula as Industrial-1 (I-1), which is the preferred zoning district and is consistent with the recommendations and intent of the Land Use Plan (LUP). Under the City of Missoula's updated Unified Development Code (UDC), the Industrial-1 (I-1) zoning district, generally characterized as light industrial, is intended to accommodate manufacturing, assembly, packaging, and distribution uses. The UDC provides increased flexibility within industrial districts, including allowance for select supportive uses such as childcare centers, and establishes specific standards for uses such as data centers or digital asset mining, which may require conditional use review. Parking minimums have been removed for industrial districts to support efficient development and adaptive reuse. Typical permitted uses within the I-1 district include manufacturing and processing activities (such as food and beverage production, storage, plastics, and welding), light industrial and service uses, packaging and distribution facilities, limited supportive commercial uses, and digital infrastructure uses subject to applicable performance standards. The I-1 zoning district also functions as a transition between heavier industrial areas and adjacent residential or mixed-use districts, with an emphasis on mitigating potential impacts such as noise.

As described herein, the proposed Maintenance, Operations, and Administration Base (MOAB) facility is consistent with the I-1 zoning district, the LUP, and applicable master plans for the surrounding area. The anticipated site uses, including freight operations, motor vehicle repair, an electric vehicle charging hub, and administrative offices, are permitted and well suited to the I-1 zoning district. Mountain Line (Missoula Urban Transportation District) is proposing the MOAB facility to support its transition to a 100 percent electric bus fleet by 2035. The facility, supported by a $39 million federal grant, will include indoor storage for up to 28 electric buses, dedicated charging infrastructure, four maintenance bays, and administrative office space.

The applicant believes the proposed annexation and zoning support the vision for a vibrant employment-focused and mixed-use area as identified in applicable planning documents for the greater Mullan area. The proposal advances City goals by expanding municipal services, enhancing transportation infrastructure for both motorized and non-motorized users, and directing growth to an area planned for commercial and mixed-use development. Upon approval by City Council, the subject property would be annexed into the City and zoned Industrial-1 (I-1) under the newly adopted UDC, a designation that is comparable to the existing County Workplace (W) designation. When considered in its entirety, the applicant believes the proposed annexation and development will benefit the surrounding community without jeopardizing public health, safety, or welfare.

All required annexation materials, including the annexation petition and supporting exhibits, are included herein. If you have any questions or require additional information, please contact me at 406.721.4320 or via email at kyle@djanda.com.

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PETITION NO. _____

BEFORE THE CITY COUNCIL

CITY OF MISSOULA

PETITION FOR ANNEXATION TO CITY

GeoCode# 04219901401110000

Dated this 27th day of February, 2026.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula, under Title 7, Chapter 2, Part 46, Montana Code Annotated ("MCA"), requesting annexation of the following real property into the City of Missoula.

By filing the petition for annexation, the Petitioner(s) agree that only those City services which are available to the general area shall be provided to Petitioner, and that additional services as may become available to the general area shall be made available to Petitioner(s) in the same manner as said services are made available to other residents of the City. Petitioner(s) specifically waive the right to the report and plans for extension of services as provided in MCA Title 7, Chapter 2, Part 47.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to municipal utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

S01, T13 N, R20 W, C.O.S. 7043, PARCEL TRACT 1-A-1, ACRES 18.5

OWNER(S)

Mountain Line, operated by Missoula Urban Transportation District (MUTD)

Jordan Hess, CEO & General Manager
Mountain Line, operated by Missoula Urban Transportation District (MUTD)

STATE OF MONTANA)
) ss.
County of Missoula)

On this 27th day of February, 2026, before me the undersigned, a Notary Public for the State of Montana, personally appeared Jordan Hess, as CEO & General Manager for Mountain Line, operated by Missoula Urban Transportation District (MUTD), known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.

(SEAL)

MELISSA MYREE DOWDY
NOTARY PUBLIC for the
State of Montana
Residing at
Missoula, Montana
My Commission Expires
August 05, 2026

Melissa Myree Dowdy
(Printed name required)
Notary Public for the State of Montana.
Residing at Missoula, MT
My Commission Expires: 08/05/26
MM/DD/YY

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

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LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

BEING A PORTION OF TRACT 1-A-2, CERTIFICATE OF SURVEY NO. 7043, AS RECORDED IN MISSOULA COUNTY, MONTANA RECORDS. LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 20 WEST, P. M., MISSOULA COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT WESTERLY MOST COMMON CORNER OF TRACTS 1-A-1 AND 1-A-2, OF SAID CERTIFICATE OF SURVEY NO. 7043, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID TRACT 1-A-2 NORTH 6°53'57" EAST, 87.57 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 1-A-2, ALSO BEING THE NORTHERLY EASEMENT LINE

OF THE SIXTY (60) FOOT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AS SHOWN ON SAID CERTIFICATE OF SURVEY NO. 4891; THENCE ALONG SAID NORTHWESTERLYLINE, BEING A NON-TANGENT CURVE TO THE RIGHT HAVINGA RADIS OF 1710.00 FET, WITH A RADIAL BEARING OF NORTH 38°59’57” WEST, AN ARC DISTANCE OF 529.85 FEET, THROUGH A CENTRAL ANGLE OF 17°45’12”; THENCE TANGENT TO SAID CURVE AND CONTINUING ALONG SAID NORTHWESTERLY LINE, NORTH 68°45’15” EAST, 187.25 FEET TO THE SOUTHEAST CORNER OF TRACT A-1, CERTIFICATE OF SURVEY NO. 6891, AS RECORDED IN MISSOULA COUNTY, MONTANA RECORDS; THENCE ALONG NORTHEASTERLY LINE OF SAID TRACT A-1, NORTH 21°14’33” WEST, 25.00 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE ALONG A LINE PARALLEL WITH AND 25.00 FEET NORTHWESTERLY OF THE PREVIOUSLY DESCRIBED NORTHERLY EASEMENT LINE OF THE OF THE SIXTY (60) FOOT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT THE FOLLOWING TWO (2) COURSES: NORTH 68°45’15” EAST, 392.75 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°15’00” AN ARC DISTANCE OF 71.35 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 10, PROJECT NUMBER FAP 21B/FAP 219(12); THENCE NON-TANGENT ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 53°39’40” EAST, 90.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EASEMENT LINE OF SAID SIXTY (60) FOOT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT; THENCE ALONG SAID SOUTHERLY EASEMENT LINE THE FOLLOWING FIVE (5) COURSES: A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, WITH A RADIAL BEARING OF SOUTH 35°05’20” EAST, THROUGH A CENTRAL ANGLE OF 13°50’35” AN ARC DISTANCE OF 120.80 FEET; THENCE TANGENT SOUTH 68°45’15” WEST, 580.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1650.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°75’00” AN ARC DISTANCE OF 545.72 FEET; THENCE SOUTH 49°48’22” WEST, 0.47 FEET; THENCE SOUTH 49°48’15” WEST, 27.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.97 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 4365 WHIPPORWILL DR MISSOULA, MT 59808

OWNER(S)

Prolo Family Clovis LLC

Donald Prolo

Donald Prolo
Prolo Family Clovis LLC

DC 03/10/2026
SEE ATTACHED
NOTARY CERTIFICATE

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, _____, before me the undersigned, a Notary Public for the State of _____, personally appeared _____, as _____ for Prolo Family Clovis LLC, known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.

_____

_____
(Printed name required)

(SEAL)

Notary Public for the State of _____.
Residing at _____
My Commission Expires: _____
MM/DD/YY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On March 10, 2026 before me, Dana Christman, Notary Public
(insert name and title of the officer)

personally appeared Donald Prolo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

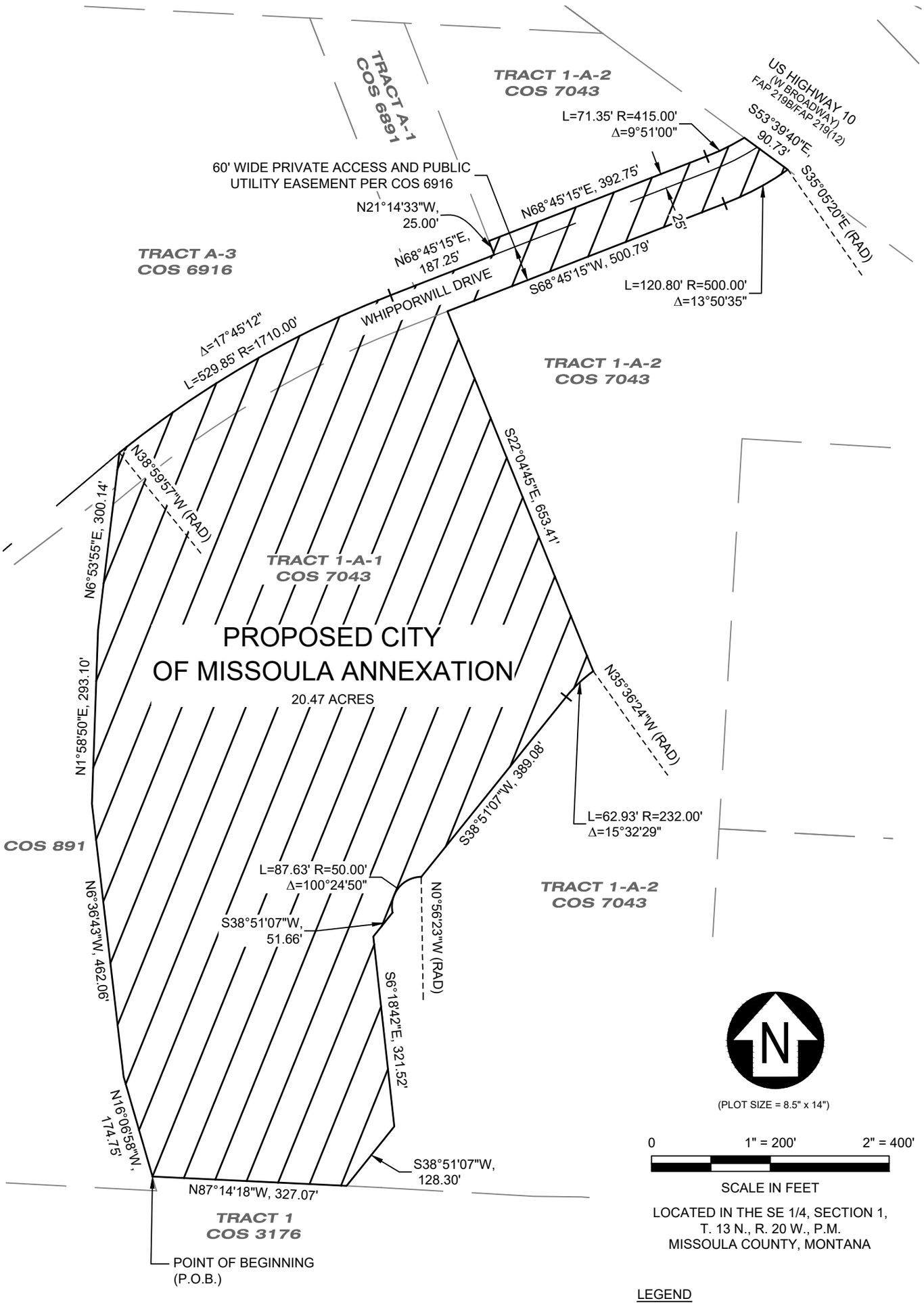
WITNESS my hand and official seal.

Signature _____ (Seal)

NR01 DANA CHRISTMAN COMM. #2455787 Notary Public - California Santa Clara County My Comm. Expires July 30, 2027 NR01

EXHIBIT "A"

PROPOSE CITY OF MISSOULA ANNEXATION



N

(PLOT SIZE = 8.5" x 14")

0 1" = 200' 2" = 400'

SCALE IN FEET

LOCATED IN THE SE 1/4, SECTION 1,
T. 13 N., R. 20 W., P.M.
MISSOULA COUNTY, MONTANA

LEGEND

COS	CERTIFICATE OF SURVEY
(RAD)	RADIAL BEARING

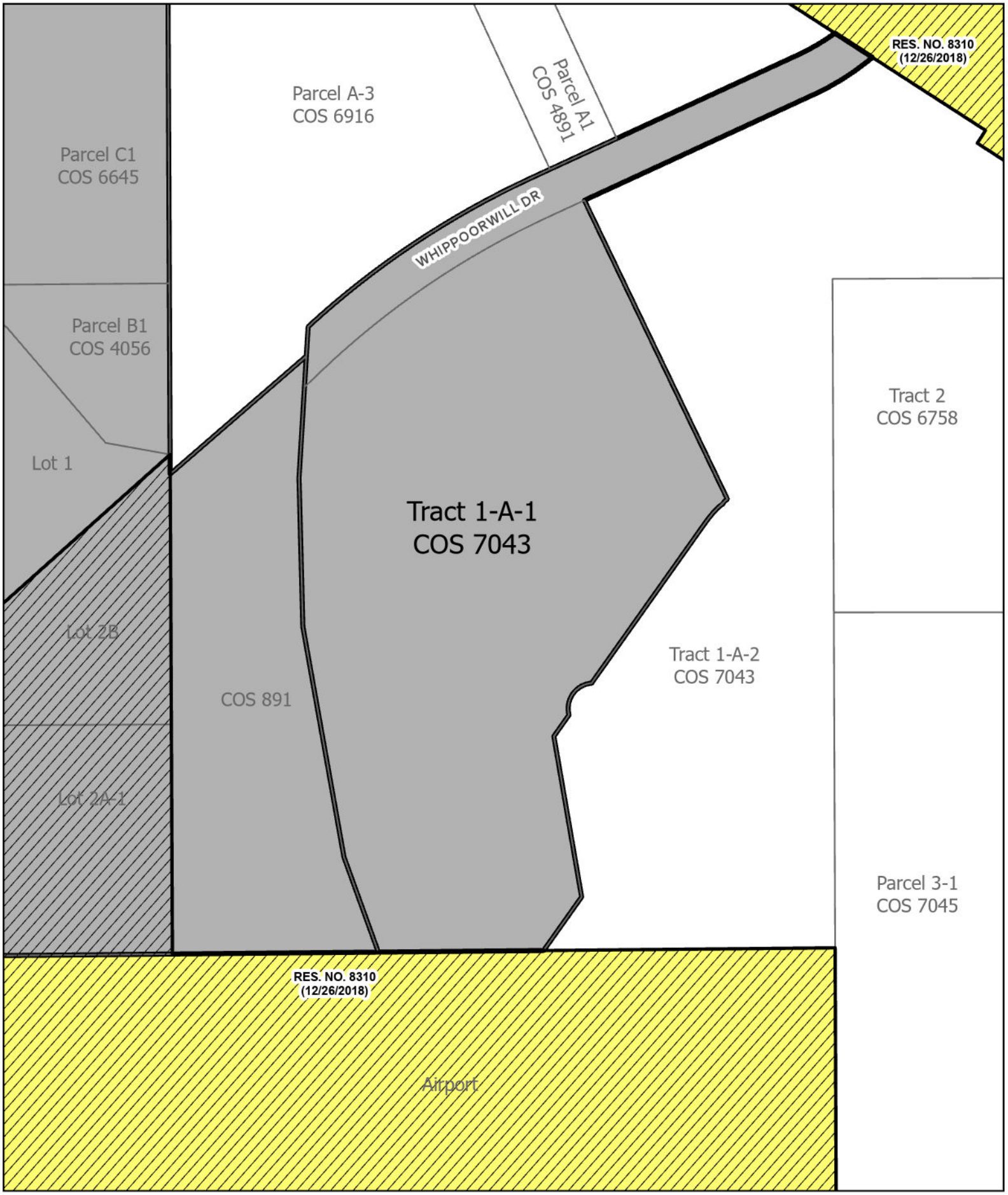
DJ&A

BASIS OF BEARING: MONTANA STATE PLANE
GRID NORTH BASED ON GNSS OBSERVATION

2/26/26 08:43 HUGH C:\DJA-PW\WORK\DJA-PROD\DMS47056\V7486 ANEX EXH.DWG

Supplemental Project Information

Proposed MOAB Site Layout



N
W E
S

Exhibit A

Tract 1-A-1 of COS 7043 & Whippoorwill Drive

All Located in Section 1, T 13 N., R 20 W.

- Proposed Annexation
- Previous Annexations
- Parcel Boundaries
- City Limits

SITE PLAN OVERVIEW GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CIVIL-RELATED WORK.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO COMPLETE AN 811 TICKET PRIOR TO SITE WORK IN ORDER TO VERIFY LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS.
3. PARKING LOT DIMENSIONS ARE TAKEN FROM FACE OF CURB TO FACE OF CURB, RADII ARE TAKEN FROM FACE OF CURB.
4. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
5. PROVIDE CONCRETE CEMENT AND ASPHALT MATERIAL THAT MEETS SPECIFIED SOLAR REFLECTIVE VALUES AS FOLLOWS:

   ASPHALT: INITIAL SR = 0.05 AND A THREE YEAR AGED SR = 0.10
   GRAY CEMENT: INITIAL SR = 0.26 AND A THREE YEAR AGED SR =0.18

PARKING TABULATION

TOTAL PARKING SPACES	ADA PARKING SPACES	MOTORCYCLE (MC) PARKING
79	5	9

DRIVEWAY APPROACH BY OTHERS, TYP. THIS PROJECT TO CONNECT TO DRIVEWAY AT ROW
WHIPPOORWILL DRIVE
BARRIER ARM GATES, TYP. SEE DETAIL A, SHEET C609
SECURITY CAMERA, TYP. SEE ELECTRICAL SHEETS
STORMWATER SWALE, TYP. SEE DETAIL F, SHEET C605
1.5' GRAVEL SHOULDER, TYP. SEE DETAIL F, SHEET C602
8' HIGH BLACK CHAIN LINK FENCE, WITH 3 STRAND WIRE ON TOP, TYP. SEE DETAIL B, SHEET C606
18" CULVERT CROSSING, TYP. SEE DETAIL B, SHEET C605
CONNECT 8' HIGH BLACK CHAIN LINK FENCE AND 8' HIGH BLACK SECURITY FENCE
BLACK TELESCOPING BOX FRAME ROLLER GATE, TYP. SEE DETAIL A, SHEET C608
ASPHALT ROAD, TYP. SEE DETAIL A, SHEET C602
CONCRETE SIDEWALK WITHIN ROADWAY ROW BY OTHERS, TYP.
FUTURE ROAD NOT TO BE NAMED
ELECTRICAL EQUIPMENT SEE ELECTRICAL SITE PLAN ON SHEET E100
8' HIGH SECURITY FENCE, BLACK, WIREWORKS ANTI CLIMB STYLE, TYP. SEE DETAIL A, SHEET C606
STORMWATER BIO SWALE, TYP. SEE DETAIL F, SHEET C605
FOR INFORMATIONAL PURPOSES ONLY: 60' PUBLIC WAY EXTENTS FROM THE EDGE OF BUILDING
PRECAST CATCH BASIN W/ AREA DRAIN GRATE, SEE SHEET C605
TIE ONSITE STORM WATER TO OFFSITE DRY WELL
RETENTION BASIN, TYP.
CONCRETE SIDEWALK FOR NON TRAFFIC AREA/CONCRETE CROSSING FOR TRAFFIC AREA SEE DETAIL B, SHEET C601 AND DETAIL C, SHEET C602
FIXED ROUTE STORAGE
CONCRETE SIDEWALK SEE DETAIL B, SHEET C601
CONNECT 4" ROOF DOWNSPOUTS TO STORM OUTLET PIPE, SEE ARCHITECTURAL SHEETS
STORM WATER OUTLET PIPE, INSTALL RODENT RACK ON THE OUTLET AND SURROUND WITH RIPRAP, SEE DETAIL G, SHEET C605
B CURB, SEE DETAIL C SHEET C600
BOLLARDS, SEE DETAIL C SHEET C601
RAISED FUEL STATION AREA, SEE PROCESS/ARCH SHEETS AND SHEET C607 DETAIL B FOR CONCRETE PAD SECTION
FOUNDATION DRAINS FROM CANOPY, SEE ARCH SHEETS. CONTRACTOR TO DAYLIGHT DRAIN PIPE TO SWALE. SEE FUEL CANOPY MANUFACTURER INFORMATION, CONTRACTOR TO CONNECT THE FOUR COLUMN DRAINS INTO TWO OUTLET PIPES.
SEE STRUCTURAL SHEET FOR FOOTING SECTION
PRECAST CATCH BASIN W/ AREA DRAIN GRATE, SEE SHEET C605
BOLLARDS, SEE DETAIL C SHEET C601, TYP.
DIESEL GENERATOR SEE ELECTRICAL SITE PLAN ON SHEET E100 AND SHEET C607 DETAIL B FOR CONCRETE PAD SECTION
TRASH ENCLOSURE, SEE DETAIL B SHEET C607 FOR CONCRETE PAD AND DETAIL C SHEET C607 FOR THE ENCLOSURE
CONCRETE BOLLARDS, SEE DETAIL C SHEET C601
DROP CURB FOR CONCRETE CROSSING
PARATRANSIT STORAGE
CURB ISLAND, TYP. CURB PER DETAIL C, SHEET C600 CONCRETE PER DETAIL B, SHEET C601
CONCRETE SIDEWALK SEE DETAIL B, SHEET C601
MAINTENANCE AND OPERATIONS
CONCRETE SIDEWALK FOR NON TRAFFIC AREA/CONCRETE CROSSING FOR TRAFFIC AREA SEE DETAIL B, SHEET C601 AND DETAIL C, SHEET C602
BLACK TELESCOPING BOX FRAME ROLLER GATE, TYP. SEE DETAIL A, SHEET C608
PROPERTY BOUNDARY, TYP.
CURB ISLAND, TYP. CURB PER DETAIL D, SHEET C600
TRANSIT STORAGE ACCESS ROAD/AREA
DRIVEWAY APPROACH BY OTHERS, TYP. THIS PROJECT TO CONNECT TO DRIVEWAY AT ROW
MOUNTAIN LINE MONUMENT SIGN, SEE ARCHITECTURAL SHEETS. CONTRACTOR TO ENSURE SIGN IS MOUNTED ON POLE MOUNTING TO NOT INTERFERE WITH THE SWALE
1.5' GRAVEL SHOULDER, TYP. SEE DETAIL F, SHEET C602
ASPHALT ROAD, TYP. SEE DETAIL A, SHEET C602
TOTAL PARKING SPACES PROVIDED: 15 + 5 MC SEE SHEET C201 FOR PARKING LOT DESIGN
ROADWAY NOT YET MADE
CONCRETE SIDEWALK, TYP. SEE DETAIL B, SHEET C601
CONCRETE SIDEWALK WITHIN ROADWAY ROW BY OTHERS, TYP.
STORMWATER SWALE, TYP. SEE DETAIL F, SHEET C605
18" CULVERT CROSSING, TYP. SEE DETAIL B, SHEET C605
CONCRETE SIDEWALK FOR NON TRAFFIC AREA/CONCRETE CROSSING FOR TRAFFIC AREA SEE DETAIL B, SHEET C601 AND DETAIL C, SHEET C602
ASPHALT ROAD, TYP. SEE DETAIL A, SHEET C602
STORMWATER SWALE, TYP. SEE DETAIL F, SHEET C605
CONNECT 8' HIGH BLACK CHAIN LINK FENCE AND 8' HIGH BLACK SECURITY FENCE
PRECAST BASIN W/ BEEHIVE INLET, SURROUNDED BY 4' RADIUS OF DRAIN ROCK FROM CENTER OF INLET
GEOTHERMAL WELL LOCATIONS, TYP. SEE GEOTHERMAL CIVIL SHEETS
GEOTHERMAL LINE, TYP.
CONCRETE CROSSING SEE DETAIL C, SHEET C602
BLACK TELESCOPING BOX FRAME ROLLER GATE, TYP. SEE DETAIL A, SHEET C608
CONCRETE SIDEWALK, TYP. SEE DETAIL B, SHEET C601
TOTAL PARKING SPACES PROVIDED: 64 + 4 MC SEE SHEET C201 FOR PARKING LOT DESIGN
DRIVEWAY APPROACH BY OTHERS, TYP. THIS PROJECT TO CONNECT TO DRIVEWAY AT ROW
8' HIGH SECURITY FENCE, BLACK, WIREWORKS ANTI CLIMB STYLE, TYP. SEE DETAIL A, SHEET C606
NEW GRANT CREEK ALIGNMENT, TYP.
Subject MUTD
MOAB property
FUTURE DAYCARE

SITE PLAN OVERVIEW

MOUNTAIN LINE
1221 SHAKESPEARE STREET,
MISSOULA, MT 59802

MOAB (MAINTENANCE OPERATIONS ADMINISTRATION BUILDING)
CONSTRUCTION DOCUMENTS

wendel
Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C

DJ&A , P.C
2000 MAPLE STREET
MISSOULA, MT 59808

PROGRESS PRINT
12.11.2025
NOT FOR CONSTRUCTION

NOTE:
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

DWG. TITLE
SITE PLAN OVERVIEW

0 40' 80'
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE 12.11.2025
SCALE 1" = 40'
DWN. KD CHK. KG
PROJ. No. 630101
DWG. No.
C200

WHIPPOOLWILL DRIVE INFRASTRUCTURE ROW, TYP.

APPROX. 98905.46 SQ FT (2.27 AC)

LION LANE INFRASTRUCTURE ROW, TYP.

APPROX. 48837.76 SQ FT (1.12 AC)

UNNAMED ROAD INFRASTRUCTURE ROW, TYP.

APPROX. 130812.55 SQ FT (3.79 AC)

PROPOSED SWALE

WHIPPOORWILL DRIVE

WHIPPOORWILL ROADWAY IMPROVEMENTS SEE SHEET 2

NIGHTJAR WAY

PROLO PROPERTY, TYP.

US HIGHWAY 10 W

MOUNTAIN LINE PROPERTY, TYP.

NIGHTJAR WAY ROADWAY IMPROVEMENTS SEE SHEET 3

SHARED INFRASTRUCTURE ROW, TYP.

UNNAMED ROAD

UNNAMED ROADWAY IMPROVEMENTS SEE SHEET 4

PROLO PROPERTY, TYP.

SHARED INFRASTRUCTURE IMPROVEMENT AREA, TYP.

PROLO PROPERTY, TYP.

FUTURE GEORGE ELMER DRIVE

GRANT CREEK

0 75' 150'

SCALE IN FEET
CONTOUR INTERVAL = 1'
(PLOT SIZE = 11" x 17")

REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER KK PROJ. NO. 7486
DRAWN KK DATE 02.04.2026
CHECKED KD SURVEYED DJ&A, P.C.

DJ&A

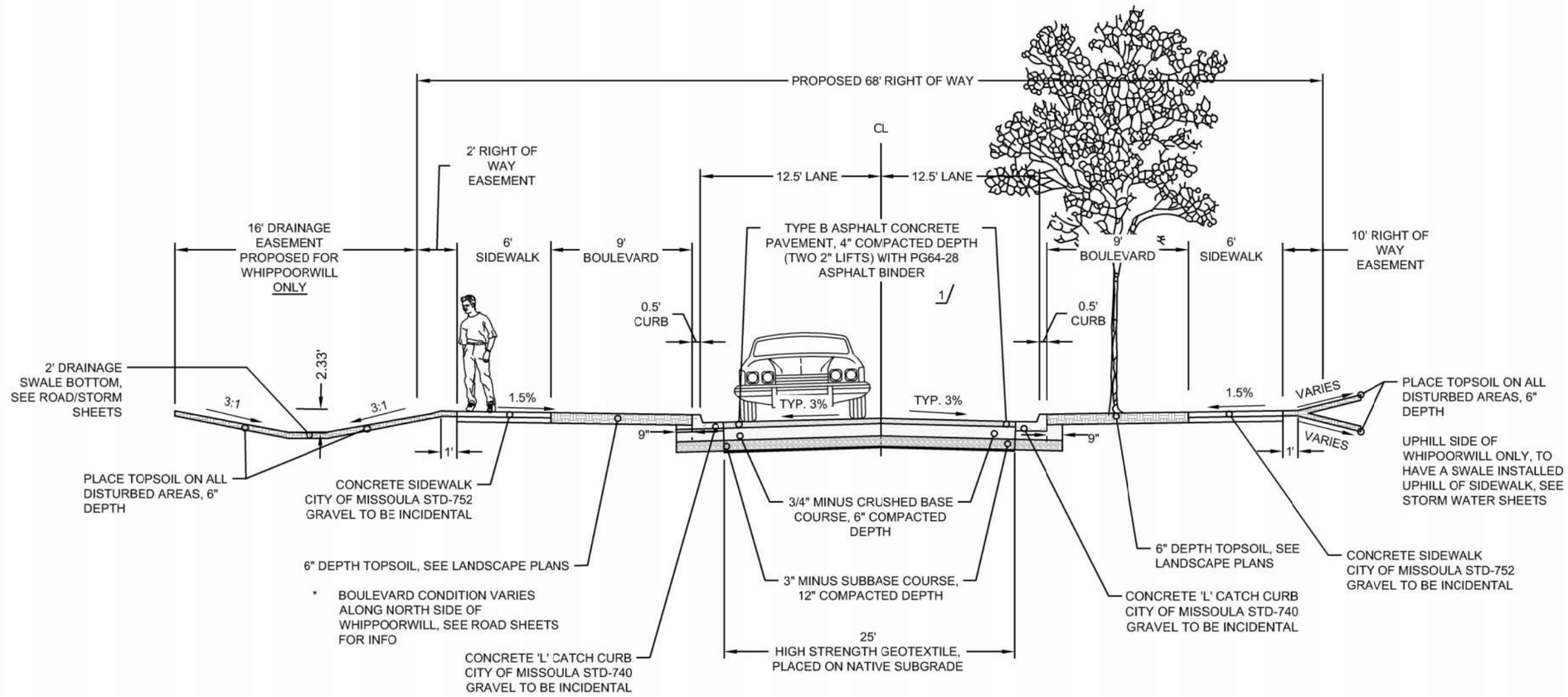
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

OFFSITE EXHIBIT
ROADWAY IMPROVEMENT
EXHIBIT A

SHEET OF 1 4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.


PROPOSED 68' RIGHT OF WAY
CL
2' RIGHT OF WAY EASEMENT
12.5' LANE
12.5' LANE
16' DRAINAGE EASEMENT PROPOSED FOR WHIPPOORWILL ONLY
6' SIDEWALK
9' BOULEVARD
TYPE B ASPHALT CONCRETE PAVEMENT, 4" COMPACTED DEPTH (TWO 2" LIFTS) WITH PG64-28 ASPHALT BINDER
1/
9' BOULEVARD *
6' SIDEWALK
10' RIGHT OF WAY EASEMENT
0.5' CURB
0.5' CURB
2' DRAINAGE SWALE BOTTOM, SEE ROAD/STORM SHEETS
2.33'
3:1
3:1
1.5%
TYP. 3%
TYP. 3%
1.5%
VARIES
VARIES
PLACE TOPSOIL ON ALL DISTURBED AREAS, 6" DEPTH
UPHILL SIDE OF WHIPOORWILL ONLY, TO HAVE A SWALE INSTALLED UPHILL OF SIDEWALK, SEE STORM WATER SHEETS
9"
9"
1'
1'
PLACE TOPSOIL ON ALL DISTURBED AREAS, 6" DEPTH
CONCRETE SIDEWALK CITY OF MISSOULA STD-752 GRAVEL TO BE INCIDENTAL
3/4" MINUS CRUSHED BASE COURSE, 6" COMPACTED DEPTH
6" DEPTH TOPSOIL, SEE LANDSCAPE PLANS
3" MINUS SUBBASE COURSE, 12" COMPACTED DEPTH
6" DEPTH TOPSOIL, SEE LANDSCAPE PLANS
CONCRETE SIDEWALK CITY OF MISSOULA STD-752 GRAVEL TO BE INCIDENTAL
* BOULEVARD CONDITION VARIES ALONG NORTH SIDE OF WHIPPOORWILL, SEE ROAD SHEETS FOR INFO
CONCRETE 'L' CATCH CURB CITY OF MISSOULA STD-740 GRAVEL TO BE INCIDENTAL
25' HIGH STRENGTH GEOTEXTILE, PLACED ON NATIVE SUBGRADE
CONCRETE 'L' CATCH CURB CITY OF MISSOULA STD-740 GRAVEL TO BE INCIDENTAL

WHIPPOORWILL DRIVE - TYPICAL SECTION B
INDUSTRIAL STANDARD

NOT TO SCALE

STA 100+00 - 114.+59.34 (ROADWAY SECTION TRANSITIONS FOR APPROACH TO BROADWAY

REVISION	DATE	DESCRIPTION
-	-	.
-	-	.

DESIGNER KK PROJ. NO. 7486
DRAWN KK DATE 02.04.2026
CHECKED KD SURVEYED D.I&A, P.C.

DJ&A

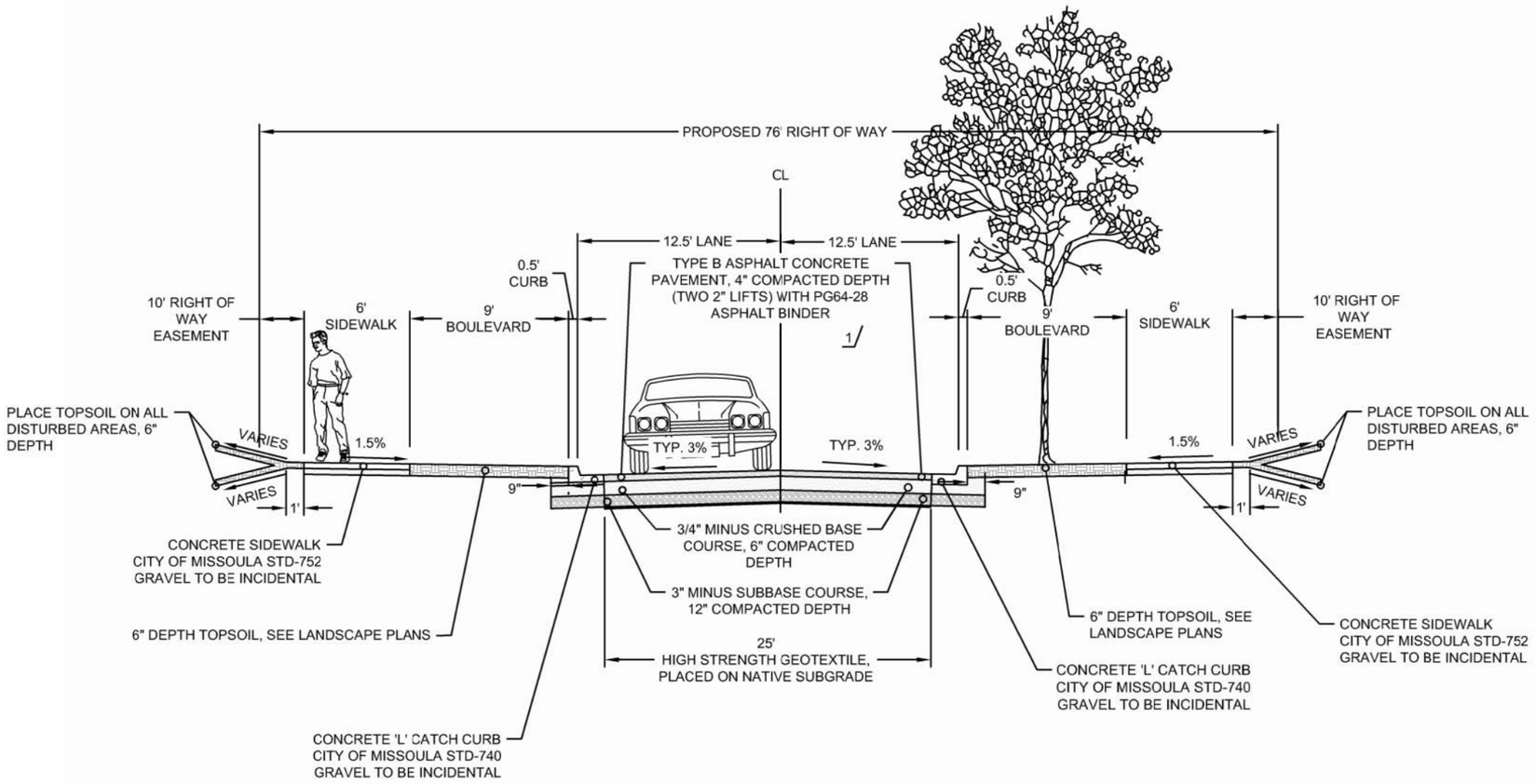
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

WHIPPOORWILL DRIVE
INDUSTRIAL TYPICAL SECTION

SHEET 2 OF 4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.


PROPOSED 76' RIGHT OF WAY
CL
12.5' LANE
12.5' LANE
0.5' CURB
TYPE B ASPHALT CONCRETE PAVEMENT, 4" COMPACTED DEPTH (TWO 2" LIFTS) WITH PG64-28 ASPHALT BINDER
1/
0.5' CURB
10' RIGHT OF WAY EASEMENT
6' SIDEWALK
9' BOULEVARD
9' BOULEVARD
6' SIDEWALK
10' RIGHT OF WAY EASEMENT
PLACE TOPSOIL ON ALL DISTURBED AREAS, 6" DEPTH
VARIES
1.5%
TYP. 3%
TYP. 3%
1.5%
VARIES
PLACE TOPSOIL ON ALL DISTURBED AREAS, 6" DEPTH
VARIES
1'
9"
9"
1'
VARIES
CONCRETE SIDEWALK CITY OF MISSOULA STD-752 GRAVEL TO BE INCIDENTAL
3/4" MINUS CRUSHED BASE COURSE, 6" COMPACTED DEPTH
3" MINUS SUBBASE COURSE, 12" COMPACTED DEPTH
6" DEPTH TOPSOIL, SEE LANDSCAPE PLANS
25'
HIGH STRENGTH GEOTEXTILE, PLACED ON NATIVE SUBGRADE
6" DEPTH TOPSOIL, SEE LANDSCAPE PLANS
CONCRETE SIDEWALK CITY OF MISSOULA STD-752 GRAVEL TO BE INCIDENTAL
CONCRETE 'L' CATCH CURB CITY OF MISSOULA STD-740 GRAVEL TO BE INCIDENTAL
CONCRETE 'L' CATCH CURB CITY OF MISSOULA STD-740 GRAVEL TO BE INCIDENTAL

NIGHTJAR WAY - TYPICAL SECTION C

INDUSTRIAL STANDARD

NOT TO SCALE

STA 200+00 - 207+65.27

REVISION	DATE	DESCRIPTION
-	-	.
-	-	.

DESIGNER KK PROJ. NO. 7486
DRAWN KK DATE 02.04.2026
CHECKED KG SURVEYED DJ&A, P.C.

DJ&A

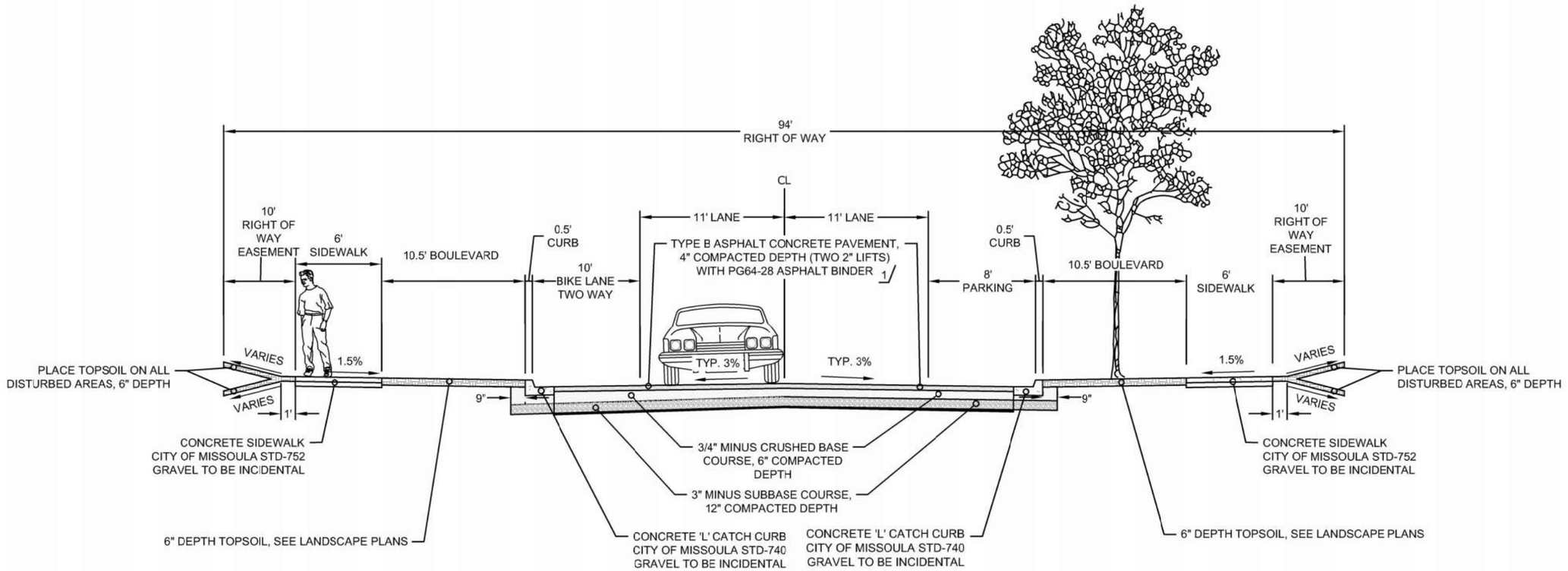
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

NIGHTJAR WAY
INDUSTRIAL TYPICAL SECTION

SHEET 3 OF 4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.



UNNAMED ROADWAY - TYPICAL SECTION A
COMMUNITY MIXED USE

NOT TO SCALE

STA 300+00 - 312+12.00

REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER KK PROJ. NO. 7486
DRAWN KK DATE 02.04.2026
CHECKED KG SURVEYED D.I&A, P.C.

DJ&A

MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

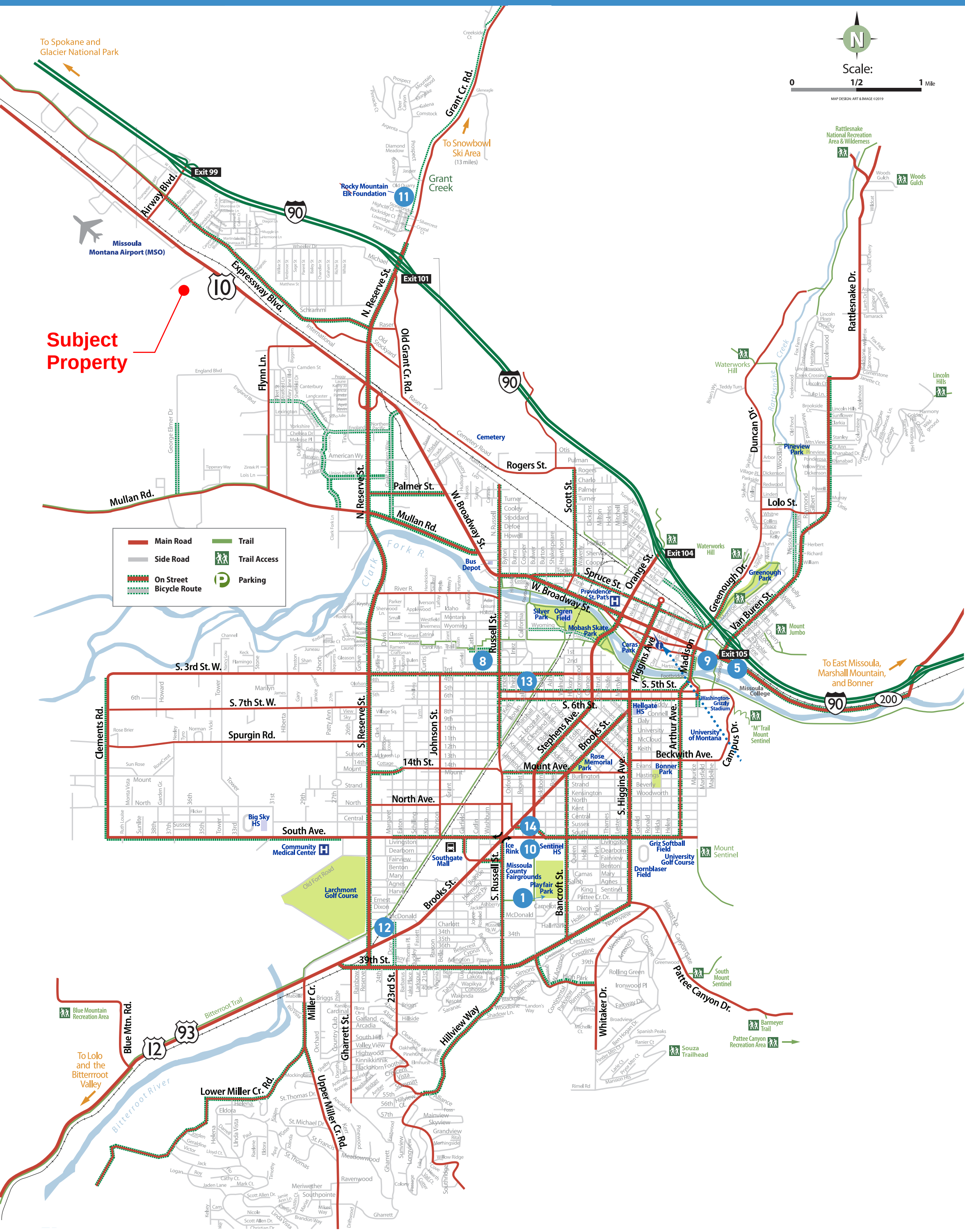
UNNAMED ROADWAY
INDUSTRIAL TYPICAL SECTION

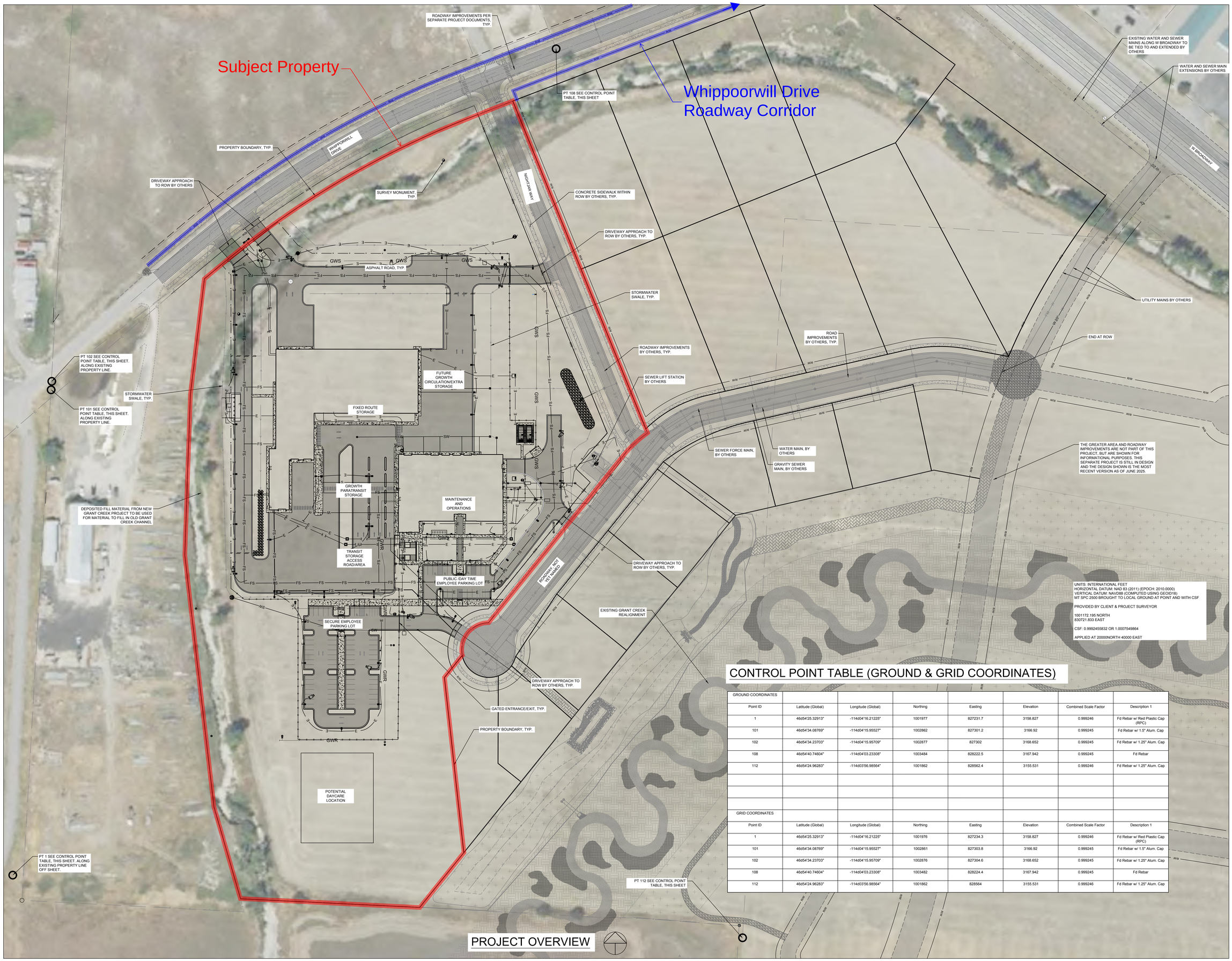
SHEET 4 OF 4

Supplemental Project Information

Vicinity Map
Aerial Photo
Current Zoning Exhibit
Missoula Conty Property ‘Fast Facts’
Property Plat Map

MISSOULA AREA MAP




Subject Property
Whippoorwill Drive
Roadway Corridor
ROADWAY IMPROVEMENTS PER SEPARATE PROJECT DOCUMENTS, TYP.
PT 108 SEE CONTROL POINT TABLE, THIS SHEET
EXISTING WATER AND SEWER MAINS ALONG W BROADWAY TO BE TIED TO AND EXTENDED BY OTHERS
WATER AND SEWER MAIN EXTENSIONS BY OTHERS
W BROADWAY
PROPERTY BOUNDARY, TYP.
WHIPPOORWILL DRIVE
DRIVEWAY APPROACH TO ROW BY OTHERS
SURVEY MONUMENT, TYP.
HIGHTAIL WAY
CONCRETE SIDEWALK WITHIN ROW BY OTHERS, TYP.
DRIVEWAY APPROACH TO ROW BY OTHERS, TYP.
ASPHALT ROAD, TYP.
STORMWATER SWALE, TYP.
UTILITY MAINS BY OTHERS
ROAD IMPROVEMENTS BY OTHERS, TYP.
END AT ROW
ROADWAY IMPROVEMENTS BY OTHERS, TYP.
SEWER LIFT STATION BY OTHERS
PT 102 SEE CONTROL POINT TABLE, THIS SHEET. ALONG EXISTING PROPERTY LINE.
STORMWATER SWALE, TYP.
PT 101 SEE CONTROL POINT TABLE, THIS SHEET. ALONG EXISTING PROPERTY LINE.
FUTURE GROWTH CIRCULATION/EXTRA STORAGE
FIXED ROUTE STORAGE
SEWER FORCE MAIN, BY OTHERS
WATER MAIN, BY OTHERS
GRAVITY SEWER MAIN, BY OTHERS
THE GREATER AREA AND ROADWAY IMPROVEMENTS ARE NOT PART OF THIS PROJECT, BUT ARE SHOWN FOR INFORMATIONAL PURPOSES. THIS SEPARATE PROJECT IS STILL IN DESIGN AND THE DESIGN SHOWN IS THE MOST RECENT VERSION AS OF JUNE 2025.
GROWTH PARATRANSIT STORAGE
MAINTENANCE AND OPERATIONS
DEPOSITED FILL MATERIAL FROM NEW GRANT CREEK PROJECT TO BE USED FOR MATERIAL TO FILL IN OLD GRANT CREEK CHANNEL
TRANSIT STORAGE ACCESS ROAD/AREA
PUBLIC /DAY TIME EMPLOYEE PARKING LOT
ROUNDAY, NOT YET NAMED
DRIVEWAY APPROACH TO ROW BY OTHERS, TYP.
EXISTING GRANT CREEK REALIGNMENT
SECURE EMPLOYEE PARKING LOT
DRIVEWAY APPROACH TO ROW BY OTHERS, TYP.
GATED ENTRANCE/EXIT, TYP.
PROPERTY BOUNDARY, TYP.
POTENTIAL DAYCARE LOCATION
PT 1 SEE CONTROL POINT TABLE, THIS SHEET. ALONG EXISTING PROPERTY LINE OFF SHEET.
PT 112 SEE CONTROL POINT TABLE, THIS SHEET
GWS
GWR
SW
FS
E
SJ
W
RW

CONTROL POINT TABLE (GROUND & GRID COORDINATES)

GROUND COORDINATES							
Point ID	Latitude (Global)	Longitude (Global)	Northing	Easting	Elevation	Combined Scale Factor	Description 1
1	46d54'25.32913"	-114d04'16.21225"	1001977	827231.7	3158.827	0.999246	Fd Rebar w/ Red Plastic Cap (RPC)
101	46d54'34.08769"	-114d04'15.95527"	1002862	827301.2	3166.92	0.999245	Fd Rebar w/ 1.5" Alum. Cap
102	46d54'34.23703"	-114d04'15.95709"	1002877	827302	3168.652	0.999245	Fd Rebar w/ 1.25" Alum. Cap
108	46d54'40.74604"	-114d04'03.23308"	1003484	828222.5	3167.942	0.999245	Fd Rebar
112	46d54'24.96283"	-114d03'56.98564"	1001862	828562.4	3155.531	0.999246	Fd Rebar w/ 1.25" Alum. Cap
GRID COORDINATES							
Point ID	Latitude (Global)	Longitude (Global)	Northing	Easting	Elevation	Combined Scale Factor	Description 1
1	46d54'25.32913"	-114d04'16.21225"	1001976	827234.3	3158.827	0.999246	Fd Rebar w/ Red Plastic Cap (RPC)
101	46d54'34.08769"	-114d04'15.95527"	1002861	827303.8	3166.92	0.999245	Fd Rebar w/ 1.5" Alum. Cap
102	46d54'34.23703"	-114d04'15.95709"	1002876	827304.6	3168.652	0.999245	Fd Rebar w/ 1.25" Alum. Cap
108	46d54'40.74604"	-114d04'03.23308"	1003482	828224.4	3167.942	0.999245	Fd Rebar
112	46d54'24.96283"	-114d03'56.98564"	1001862	828564	3155.531	0.999246	Fd Rebar w/ 1.25" Alum. Cap

UNITS: INTERNATIONAL FEET
HORIZONTAL DATUM: NAD 83 (2011) (EPOCH: 2010.0000)
VERTICAL DATUM: NAVD88 (COMPUTED USING GEOID18)
MT SPC 2500 BROUGHT TO LOCAL GROUND AT POINT AND WITH CSF

PROVIDED BY CLIENT & PROJECT SURVEYOR

1001172.195 NORTH
830721.833 EAST

CSF: 0.9992455832 OR 1.0007549864

APPLIED AT 20000NORTH 40000 EAST

PROJECT OVERVIEW

Mountain Line
How Missoula Rolls

MOUNTAIN LINE
1221 SHAKESPEARE STREET,
MISSOULA, MT 59802

MOAB (MAINTENANCE OPERATIONS ADMINISTRATION BUILDING)
CONSTRUCTION DOCUMENTS

wendel
Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335
Wendel WD Architecture, Engineering, Surveying and Landscape Architecture, P.C

DJ&A
DJ&A , P.C
2000 MAPLE STREET
MISSOULA, MT 59808

PROGRESS PRINT
12.11.2025
NOT FOR CONSTRUCTION

NOTE:
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

NO.	REVISIONS	DATE

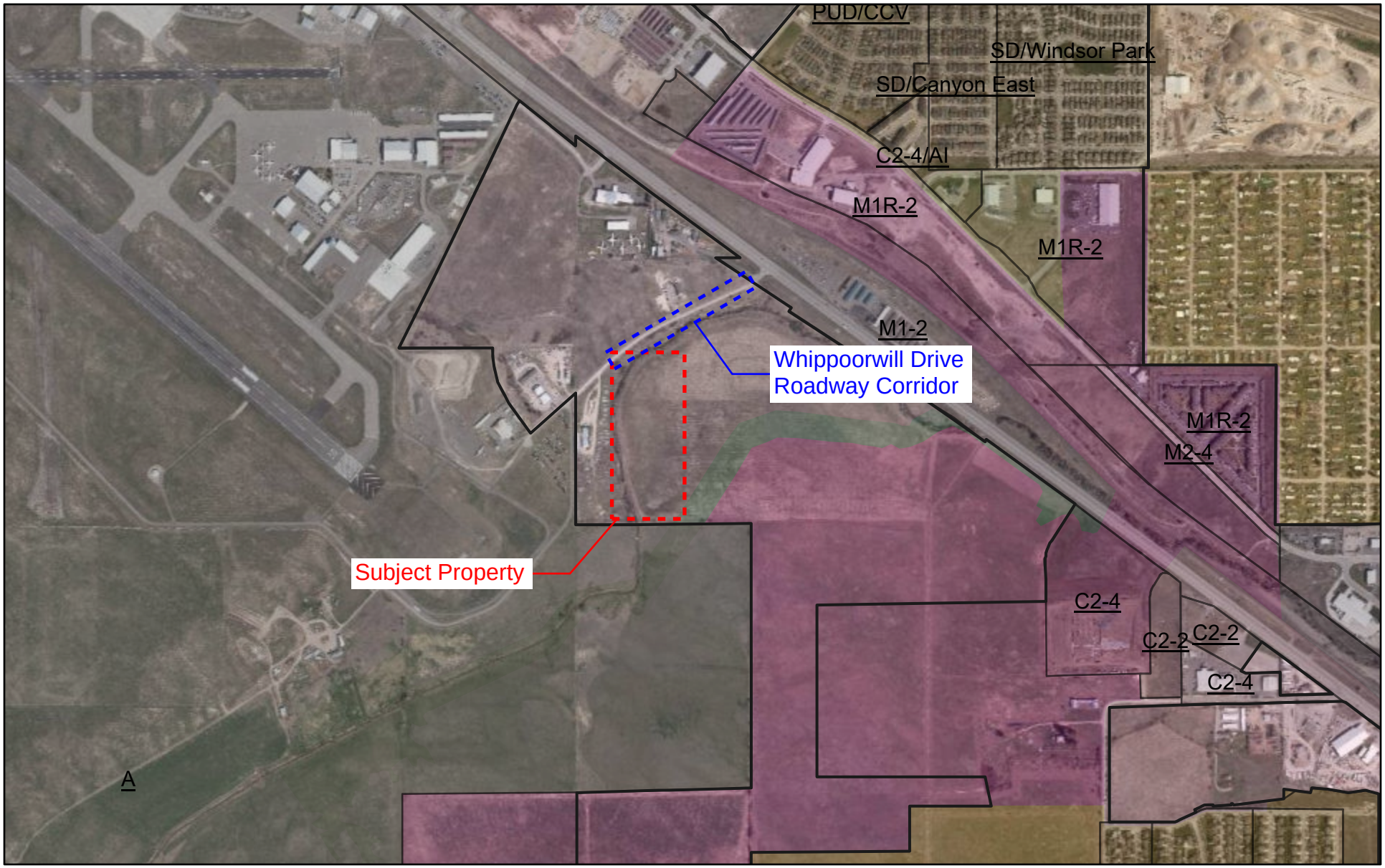
DWG. TITLE

PROJECT OVERVIEW

0 60' 120'
GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE	12.11.2025
SCALE	1" = 60'
DWN.	KD CHK. KG
PROJ. No.	630101
DWG. No.	C101

City of Missoula: What's My Zoning



2/6/2026, 8:28:03 AM

City Limits

City Zoning

- C2-2
- C2-4
- M1-2
- M1R-2
- M2-4
- OP3
- A
- RM2.7
- RT10
- PUD/CCV
- SD/Pleasant View Homes No.2
- SD/Windsor Park
- SD/Pleasant View Homes
- SD/Canyon East

Place Types

- Civic
- Industrial and Employment
- Limited Urban Mixed-Use
- Limited Urban Residential
- Open and Resource
- Parks and Conservation
- Urban Mixed-Use Low
- Urban Residential High
- Urban Residential Low

1:18,056

0 0.1 0.2 0.4 mi

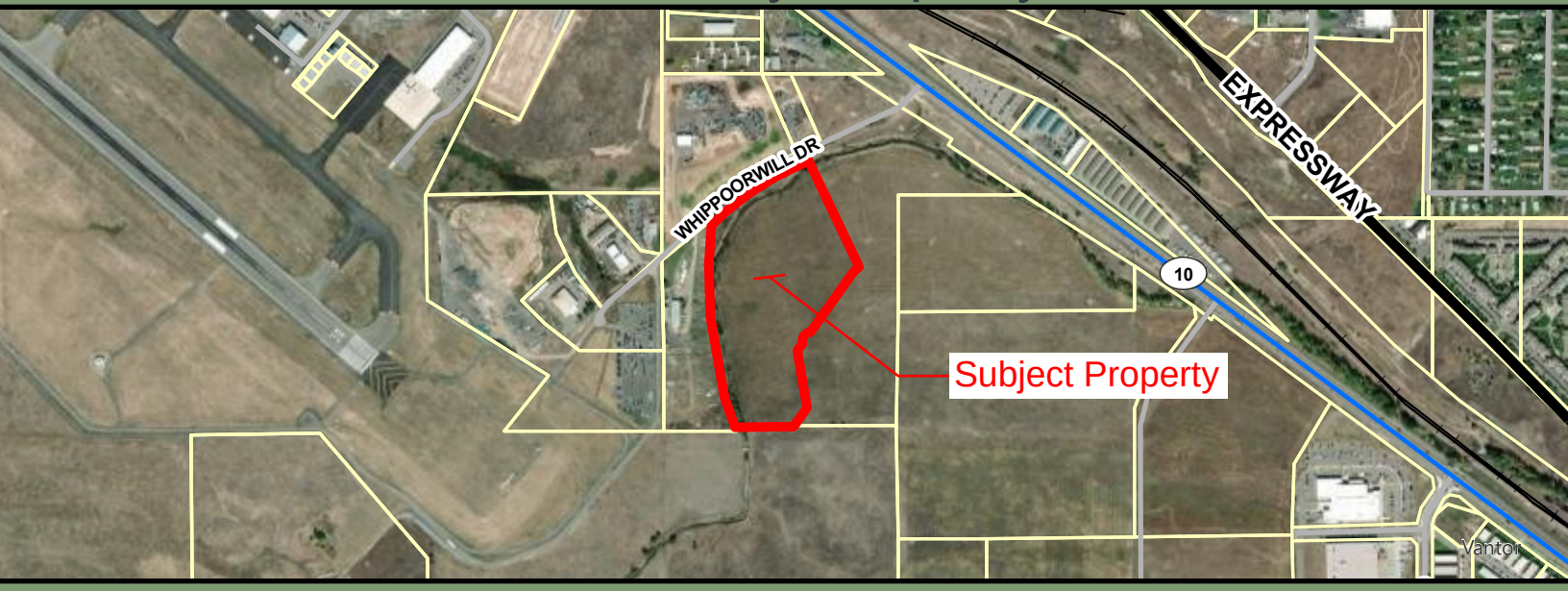
0 0.15 0.3 0.6 km

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

City of Missoula
Community Planning, Development & Innovation

MissoulaCountyBuild

Missoula County Property Fast Facts



Geocode: -

Tax ID: 0425269075 **Tax Year:** 2026

Physical Address(es)* (GIS: 258-4628)

Owner:
MISSOULA URBAN TRANSPORTATION DISTRICT

Legal Description:
S01, T13 N, R20 W, C.O.S. 7043, PARCEL TRACT 1-A-1, ACRES 18.5

City or County? County

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District
Missoula RFD

Permits* (Public Works: 406-258-3701)
(None Available)

Zoning* (CAPS: 406-258-4657)
Workplace Neighborhood Unit
Industrial Center, Light
Is in Airport Inflence Area

Air Stagnation* (MCCHD: 258-4755)
Inside Air Stagnation Zone outside City
Air Stagnation Zone

Schools (OPI: 888-231-9393)
Elementary - Hellgate
High School - Big Sky
Middle School - Hellgate

Floodplain* (CAPS: 406-258-4841)
Contact Missoula County Floodplain Administrator
406-258-4642

County MS4 (Public Works: 258-3701)
Is in MS4

Sewer/Well* (MCCHD: 258-4755)
(None Available)

Bear Buffer Zone (MCCHD: 258-4755)
Outside of Zones

Utility Contacts
Northwestern Energy - 888-467-2669
Missoula Electric Coop - 406-541-4433

*** List may be incomplete. Please contact relevant department for more information.**

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Printed: 2/6/2026

Missoula COUNTY

Missoula County Property Fast Facts

Geocode: -

Tax ID: 0425269074 **Tax Year:** 2026

Owner:
PROLO FAMILY CLOVIS LLC

Physical Address(es)* (GIS: 258-4628)
4365 WHIPPOORWILL DR

Legal Description:
S01, T13 N, R20 W, C.O.S. 7043, PARCEL TRACT 1-A-2, ACRES 24.5

City or County? County

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District
Missoula RFD

Permits* (Public Works: 406-258-3701)
(None Available)

Zoning* (CAPS: 406-258-4657)
Workplace Neighborhood Unit
Town Center Neighborhood Unit
Industrial Center, Light
Is in Airport Inflence Area

Air Stagnation* (MCCHD: 258-4755)
Inside Air Stagnation Zone outside City
Air Stagnation Zone

Schools (OPI: 888-231-9393)
Elementary - Hellgate
High School - Big Sky
Middle School - Hellgate

Floodplain* (CAPS: 406-258-4841)
Contact Missoula County Floodplain Administrator
406-258-4642

County MS4 (Public Works: 258-3701)
Is in MS4

Sewer/Well* (MCCHD: 258-4755)
WP24-0151 (Well)

Bear Buffer Zone (MCCHD: 258-4755)
Outside of Zones

Utility Contacts
Northwestern Energy - 888-467-2669
Missoula Electric Coop - 406-541-4433

*** List may be incomplete. Please contact relevant department for more information.**

Printed: 2/23/2026

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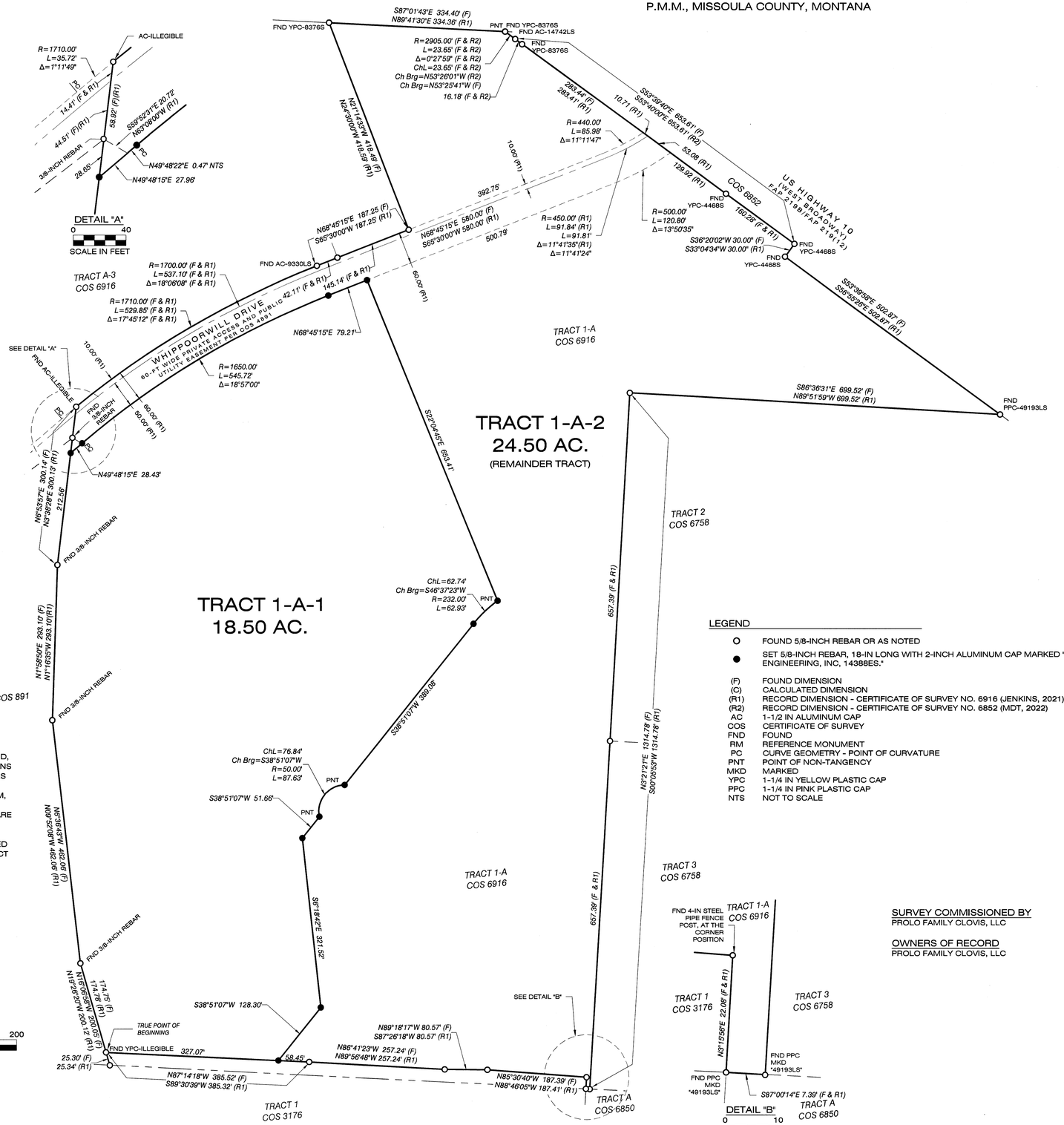
Missoula COUNTY

CERTIFICATE OF SURVEY

LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 1, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA



BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83 (2011). COORDINATES AND DISTANCES ARE TRANSFORMED TO GROUND, HORIZONTAL UNITS ARE INTERNATIONAL FEET. COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9992455832.

100 0 100 200
SCALE IN FEET

LEGEND

O	FOUND 5/8-INCH REBAR OR AS NOTED
●	SET 5/8-INCH REBAR, 18-IN LONG WITH 2-INCH ALUMINUM CAP MARKED "406 ENGINEERING, INC, 14388ES."
(F)	FOUND DIMENSION
(C)	CALCULATED DIMENSION
(R1)	RECORD DIMENSION - CERTIFICATE OF SURVEY NO. 6916 (JENKINS, 2021)
(R2)	RECORD DIMENSION - CERTIFICATE OF SURVEY NO. 6852 (MDT, 2022)
AC	1-1/2 IN ALUMINUM CAP
COS	CERTIFICATE OF SURVEY
FND	FOUND
RM	REFERENCE MONUMENT
PC	CURVE GEOMETRY - POINT OF CURVATURE
PNT	POINT OF NON-TANGENCY
MKD	MARKED
YPC	1-1/4 IN YELLOW PLASTIC CAP
PPC	1-1/4 IN PINK PLASTIC CAP
NTS	NOT TO SCALE

SURVEY COMMISSIONED BY

PROLO FAMILY CLOVIS, LLC

OWNERS OF RECORD

PROLO FAMILY CLOVIS, LLC

NARRATIVE LEGAL DESCRIPTION:

TRACT 1-A OF CERTIFICATE OF SURVEY NO. 6916, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA

SAID PORTION OF LAND CONTAINS 43.00 AC., MORE OR LESS.

CERTIFICATE OF OWNER:

THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL TO TRANSFER TITLE TO MISSOULA URBAN TRANSPORTATION DISTRICT, THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-201(1)(a) M.C.A. TO WIT: IS CREATED BY ORDER OF ANY COURT OF RECORD IN THIS STATE OR BY OPERATION OF LAW OR THAT, IN THE ABSENCE OF AGREEMENT BETWEEN THE PARTIES TO THE SALE, COULD BE CREATED BY AN ORDER OF ANY COURT IN THIS STATE PURSUANT TO THE LAW OF EMINENT DOMAIN, TITLE 70, CHAPTER 30.

FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(a) M.C.A. TO WIT: THE EXCLUSION CITED IN 76-3-201 AND 76-3-207(1)(f);

DATED THIS 28th DAY OF October, 2025 BY: Donald Prolo
PROLO FAMILY CLOVIS, LLC, OWNER

STATE OF California)
SS.
COUNTY OF Santa Clara)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF Oct, 2025,

BY Donald Prolo, AS – OF PROLO FAMILY CLOVIS, LLC

SEE ATTACHED CALIFORNIA NOTARIZATION
kate yu
10/28/2025

Kate Yu
NOTARY PUBLIC

PURPOSE OF SURVEY

THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN 76-3-201(1)(a) M.C.A, TO-WIT: IS CREATED BY ORDER OF ANY COURT OF RECORD IN THIS STATE OR BY OPERATION OF LAW OR THAT, IN THE ABSENCE OF AGREEMENT BETWEEN THE PARTIES TO THE SALE, COULD BE CREATED BY AN ORDER OF ANY COURT IN THIS STATE PURSUANT TO THE LAW OF EMINENT DOMAIN, TITLE 70, CHAPTER 30.

CERTIFICATE OF SURVEYOR

DATED THIS 27th DAY OF OCTOBER, 2025 BY:
CRAIG SCHAEFFER
MONTANA REG NO. 14388ES

MONTANA
CRAIG A SCHAEFFER
No. 14388ES
LICENSED PROFESSIONAL ENGINEER - LAND SURVEYOR

APPROVED BY:

DATED THIS 6th DAY OF November, 2025 BY:
MISSOULA CITY-COUNTY HEALTH DEPARTMENT

DATED THIS 29th DAY OF OCTOBER, 2025 BY:
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS

INFORMATION REQUIRED BY MISSOULA COUNTY

A. THIS DIVISION OF LAND WAS NOT REVIEWED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE TRACTS THAT ARE CREATED HEREIN MAY BE UNSUITABLE FOR THE PURPOSES OF PROVIDING APPROPRIATE ACCESS FOR SERVICES, SUCH AS FIRE PROTECTION, SCHOOL BUSING, AMBULANCE, AND ROAD MAINTENANCE. CONSEQUENTLY, LANDOWNERS SHOULD EXPECT THAT SUCH SERVICES MAY NOT BE PROVIDED. THIS APPROVAL DOES NOT OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT, OR ANY OTHER SERVICES.

B. THIS DIVISION OF LAND WAS NOT REVIEWED FOR INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, FLOODPLAIN, OR AVAILABILITY OF PUBLIC SERVICES.

C. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

SAC BK: 1121 PG: 408
WD BK: 1121 PG: 409
WD BK: 1121 PG: 410

COS007043 Pages:2 Fee:$26.00
11/06/2025 03:34:04 PM Certificate Of Survey
Tyler R Germann, Missoula County Clerk & Recorder

1/4	SEC	T	R
	1	13 N	20 W

CERTIFICATE OF SURVEY NO. 07043
SHEET 1 OF 1

MISSOULA COUNTY TRACKING #25-01836

406 ENGINEERING
CIVIL ENGINEERING
LAND USE CONSULTING
1201 S. 6th St. W. Missoula, MT 59801 (406) 317-1131
35 8th St. E. Kalispell, MT 59901 (406) 257-0679
www.406engineeringinc.com

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On Oct 28. 2025 before me, Kate Yu. Notary Public
(insert name and title of the officer)

personally appeared Donald Prolo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATE YU
COMM. #2463954
Notary Public - California
Santa Clara County
My Comm. Expires Oct. 20, 2027

Signature Kate Yu (Seal)

·Attached : Certificate of Survey located in the southeast one-quarter (SE1/4) of Section 1, T. 13N., R. 20W., P.M.M, Missoula County, Montana.